



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

May 19, 2010

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, NC.

PRESENT: Mayor Russell Killen; Mayor Pro Tem Mike Chalk; Councilors Jeff Eddins, Terry Gleason, and Tim Poirier.

ABSENT: Councilor James Roberson

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Suzanne Yeatts, Town Clerk/HR Director; Chris Hills, Planning Director; Fred Boone, Town Engineer; Tina Cheek, Parks and Recreation Director; James Overton, Finance Director; Shawn Brown, Public Safety Director; Tim Guffey, Fire Chief; Jeff Triezenberg, Planner II.

Meeting called to order by Mayor Killen at 7:00 p.m.

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Mayor Pro Tem Chalk.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Eddins to adopt the agenda with the following amendments:

REMOVE:

**Recognition of Knightdale High School Students from
Item III – Presentations**

ADD: SAFER Grant Update to Item XI – Other Business

Motion seconded by Councilor Gleason and carried unanimously.

ITEM II. APPROVAL OF MINUTES

None at this time.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

Parks & Recreation Departmental Plan Update

Tina Cheek, Parks and Recreation Director, gave an update of progress on the Parks and Recreation Departmental Plan and answered questions from Council.

Councilor Poirier suggested surveying program participants for satisfaction in various programs.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. Before speaking, please state your name and address.

A. Open to the Public

No one approached.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

Budget Amendment – Various Items
BA #1011

Adopt Budget Amendment #1011 to:

- **Appropriate water and sewer fees collected on behalf of the City of Raleigh**
- **Transfer funds from contract services to salaries to pay salary for Program Director for EWT22**
- **Reclassify various expenditures within departmental budgets**

...Motion by Councilor Eddins to adopt the consent agenda. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

When speaking during a public hearing, please state your name and address clearly before speaking. Please designate a spokesperson for large groups. If you anticipate speaking tonight, please print your name and address on the form located on the entry table. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney. Everyone must speak from the podium to assure an accurate record of testimony.

Knightdale Park Land Acquisition and Financing

- A. Land Financing Proposals
- B. Financing Application Authorization
RES #10-05-19-001
- C. Intent to Reimburse
RES #10-05-19-002
- D. Capital Project Budget Ordinance
- E. Property Survey Bids

Public hearing opened at 7:11 p.m.

James Overton, Finance Director, gave an overview of the proposed land purchase and presented bid results for financing options. Mr. Overton recommended award of the financing contract to RBC Bank with Build America Bonds.

Council discussed financing options.

Town Engineer Fred Boone presented proposals for surveying the park property and recommended entering into an agreement with Gil Clark Surveying for \$5,000.

Council discussion of timeline to secure financing at current rates proposed.

No one else approached.

Public hearing closed at 7:33 p.m.

...Motion by Mayor Pro Tem Chalk to adopt Resolution #10-05-19-001 to file application for installment financing with the Local Government Commission. Motion seconded by Councilor Gleason and carried unanimously.

...Motion by Mayor Pro Tem Chalk to adopt Resolution #10-05-19-002 declaring intent to reimburse. Motion seconded by Councilor Gleason and carried unanimously.

...Motion by Councilor Poirier to award financing contract to RBC Bank with Build America Bonds in the amount of \$2,821,500. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

...Motion by Mayor Pro Tem Chalk to authorize the Town Manager to enter into an agreement for survey services with Gil Clark Surveying for \$5,000. Motion seconded by Councilor Gleason and carried unanimously.

...Motion by Mayor Pro Tem Chalk to approve the Capital Project Ordinance from inception and for the year ended June 30, 2010 for land acquisition and construction of the park. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS

Army Reserve Training Center Annexation
RES #10-05-19-003

Planner Jeff Triezenberg reported receipt of a voluntary annexation petition from CWR Partners for approximately 22 acres east of Interstate 540 and north of the Midtown Commons Shopping Center. Mr. Triezenberg noted the statement of sufficiency and recommended adopting Resolution #10-05-19-03 setting a public hearing for June 7, 2010.

...Motion by Mayor Pro Tem Chalk to adopt Resolution #10-05-19-003 setting the date of public hearing for June 7, 2010. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

A. Water Allocation Policy Amendments
ORD #10-05-19-001

Chris Hills, Planning Director, reviewed changes to the policy presented at the last meeting, answered questions from Council, and recommended approval.

...Motion by Councilor Poirier to adopt Ordinance #10-05-19-001 governing the allocation of municipal water supplies within the Town of Knightdale and its extraterritorial jurisdiction. Motion seconded by Councilor Gleason and opposed by Councilor Eddins. Motion carried with a 3 to 1 vote.

**B. ZMA-1-10 Laurel Crossing Zoning Map Amendment
ORD #10-05-19-002**

Planning Director Chris Hills reviewed the zoning map amendment request to rezone a 6.1 acre parcel located at 741 North Smithfield Road from Highway Business (HB) to Neighborhood Mixed Use Conditional District (NMX CD) in order to develop the property as a 60 unit apartment complex comprised of multi-family dwellings. Mr. Hills answered Council's questions and presented staff's recommendation to approve ZMA-1-10 and Ordinance #10-05-19-002 subject to the following conditions:

1. That the applicant constructs Tae Kwon Do Dr. to a public Main St. standard in accordance with the UDO.
2. That the applicant provides additional plantings meeting the Type A buffer standards along their property line shared with the parcel identified by the PIN 1754.09-26-0713 (World Karate Do).
3. That the applicant submits construction drawings for approval to the Town that are in conformance with the approved conditions of the NMX CD zoning district and the Town of Knightdale UDO requirements.
4. That the Construction Drawings submitted fully comply with all UDO requirements as noted in the Master Plan Review Memo dated April 27, 2010.
5. That the applicant submits and gains approval for a signal timing improvement analysis for the intersection of Knightdale Blvd. and Smithfield Rd. as recommended in the TIA from NC DOT. If NC DOT does not approve the signal timing improvements at this time, a fee-in-lieu for the cost for the signal timing improvements will be paid to the Town.
6. That the applicant completes a Utility Allocation Agreement with the Town Attorney.

Tom Worth, Attorney representing Greenway Residential Development, LLC, spoke about the project and answered questions.

...Motion by Councilor Gleason to adopt statement of plan consistency and reasonableness of action, to approve ZMA-1-10 and to adopt Ordinance #10-05-19-002. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM X. NEW BUSINESS

Comprehensive Plan Update

Planner Jeff Triezenberg presented draft maps that the Comprehensive Plan Update Committee and the Parks and Recreation Advisory Board have worked on recently and answered questions from Council.

ITEM XI. OTHER BUSINESS

SAFER Grant Update

Public Safety Director Shawn Brown updated Council on the status of the SAFER Grant stating staff expects to be awarded two years funding for three new firefighter positions.

...Motion by Councilor Eddins to approve the SAFER Grant if awarded. Motion seconded by Councilor Poirier and carried unanimously.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering
No report.

B. Budget
Mayor Pro Tem Chalk reported receiving other agency funding requests.

C. Public Safety
No report.

D. Nominating
No report.

E. Liaison Reports
No report.

Mayor Killen reported the City of Raleigh will build the bridge over the Neuse River and the Town will be responsible for constructing the greenway from the bridge landing to the east connecting to

the current greenway in Princeton Manor which extends to Hodge Road with an approximate cost of \$320,000.

Town Manager Seth Lawless noted the final budget draft will be available to Council within the next week with a formal presentation at the June 7, 2010 Council meeting.

Summer Intern Matt Klem was introduced by Town Manager Seth Lawless.


ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Eddins to adjourn at 9:08 p.m.
Motion seconded by Councilor Poirier and carried
unanimously.**



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts